



PIEDMONT COMMONS OAKLAND, CA

Spacious Lofts Compliment Urban Neighborhood

Piedmont Commons is a 19-loft/townhouse development in an established residential neighborhood. Each unit measures 1,200-1,400 sq. ft. and has a bedroom on the ground floor. The units are three stories, with an enclosed garage/workspace, an open living, dining, and kitchen area, and a master sleeping loft overlooking the living area below. Residents access the units via a private lane that functions as both pedestrian entry and driveway.

The project aims to create multipurpose, open floor plans for multi-family units with spacious yet efficient work and living areas, to develop a community of loft/townhouses on an infill lot in an established residential neighborhood.

Design Features

- Pedestrians and vehicles share specially paved private lane
- Enclosed garage doubles as a workspace
- Open living, dining, and kitchen areas
- Master sleeping loft overlooks living areas

Client: Urban Land Development
Building size/acres: 28,300 sq. ft./ .69 acres
Density/ Units: 27.5 du/ac—19 units
Completion: August 2001
Construction est.: \$3.6M
Contact: Ron Kriss
 Urban Land Development
 510.824.7675
 Alan Heikkinen
 Branagh Inc.
 510.638.6455



CITY OF OAKLAND
 Oakland Development Council
 Infill Housing Prototype, 1999 & 1993
 Oakland Development Council
 Architectural Award for Mixed-Use, 1992

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